
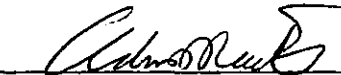
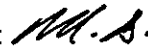


Form and Correctness Approved: 

By   
Office of the City Attorney

Contents Approved: 

By   
DEPT.

NORFOLK, VIRGINIA

## ORDINANCE No. 45,983

PH-4A  
AN ORDINANCE TO REZONE PROPERTIES LOCATED AT 923 TO 929 AND 1001 TO 1029 EAST OCEAN VIEW AVENUE FROM C-2 (CORRIDOR COMMERCIAL) DISTRICT TO CONDITIONAL UR (URBAN RESIDENTIAL) DISTRICT AND BFRPO (BAY FRONT RESIDENTIAL PARKING OVERLAY) DISTRICT AND PROPERTIES LOCATED AT 9633, 9638, AND 9640 CHESAPEAKE STREET AND 908 TO 924 HILLSIDE AVENUE FROM R-12 (MULTI-FAMILY RESIDENTIAL) DISTRICT AND BFRPO (BAY FRONT RESIDENTIAL PARKING OVERLAY) DISTRICT TO CONDITIONAL UR (URBAN RESIDENTIAL) DISTRICT AND BFRPO (BAY FRONT RESIDENTIAL PARKING OVERLAY) DISTRICT.

BE IT ORDAINED by the Council of the City of Norfolk:

Section 1:- That the properties located at 923 to 929 and 1001 to 1007 East Ocean View Avenue are hereby rezoned from C-2 (Corridor Commercial) District to Conditional UR (Urban Residential) District and BFRPO (Bay Front Residential Parking Overlay) District. The properties are more fully described as follow:

Properties fronting 250 feet, more or less, along the southern line of East Ocean View Avenue beginning 50 feet, more or less, from the western line of Chesapeake Street and extending westwardly; properties also front 250 feet, more or less, along the southern line of East Ocean View Avenue and 150 feet, more or less, along the eastern line of Chesapeake Street; premises numbered 923 to 929 and 1001 to 1007 East Ocean View Avenue and 9640 Chesapeake Street.

Section 2:- That the properties located at 1021 and 1029 East Ocean View Avenue, 9633 and 9638 Chesapeake Street, and 908 to 924 Hillside Avenue are hereby rezoned from R-12 (Multi-family Residential) District and BFRPO (Bay Front Residential Parking Overlay) District to Conditional UR (Urban Residential) District and BFRPO (Bay Front Residential Parking Overlay) District. The

properties are more fully described as follow:

Properties fronting 100 feet, more or less, along the southern line of East Ocean View Avenue beginning 250 feet, more or less, from the eastern line of Chesapeake Street and extending eastwardly; fronting 55 feet, more or less, along the western line of Chesapeake Street beginning 150 feet, more or less, from the southern line of East Ocean View Avenue and extending southwardly; fronting 50 feet, more or less, along the eastern line of Chesapeake Street beginning 150 feet, more or less, from the southern line of East Ocean View Avenue and extending southwardly; and fronting 350 feet, more or less, along the northern line of Hillside Avenue beginning 100 feet, more or less, from the western line of Chesapeake Street and extending westwardly; premises numbered 1021 and 1029 East Ocean View Avenue, 9633, 9638 Chesapeake Street, and 908 to 924 Hillside Avenue.

Section 3:- That the properties rezoned by this ordinance shall be subject to the following conditions:

- (a) The maximum number of residential dwelling units on the property shall not exceed 38.
- (b) All of the exterior elevations visible from any public right-of-way, for both the townhouse units and detached garages, shall apply for the receive approval from the City's Architectural Review Board (ARB) prior to the issuance of any building permit.
- (c) The site shall be developed generally in conformance with the conceptual site plan entitled "Proposed Conditions for Captain's Landing," prepared by LeBeau Consulting, LLC, dated May 6, 2015, attached hereto and marked as "Exhibit A," subject to any revisions that may be required by the City as part of the Site Plan Review process or as part of the ARB review process described in condition (a), above.
- (d) Subject to any revisions as may be required as part of the ARB review process described in conditions (a), above, all building elevations shall be comprised of approximately 10% brick masonry, 75% horizontal fiber cement board, and

15% fiber cement board and batten.

- (e) A homeowners association shall be established in order to govern the management and maintenance of these properties including the common areas.

Section 4:- That the official Zoning Map for the City of Norfolk is hereby amended and reordained so as to reflect this rezoning.

Section 5:- The Council hereby finds that this zoning amendment is required by public necessity, convenience, general welfare, or good zoning practice.

Section 6:- That this ordinance shall be in effect from the date of its adoption.

ATTACHMENT:

Exhibit A (1 page)

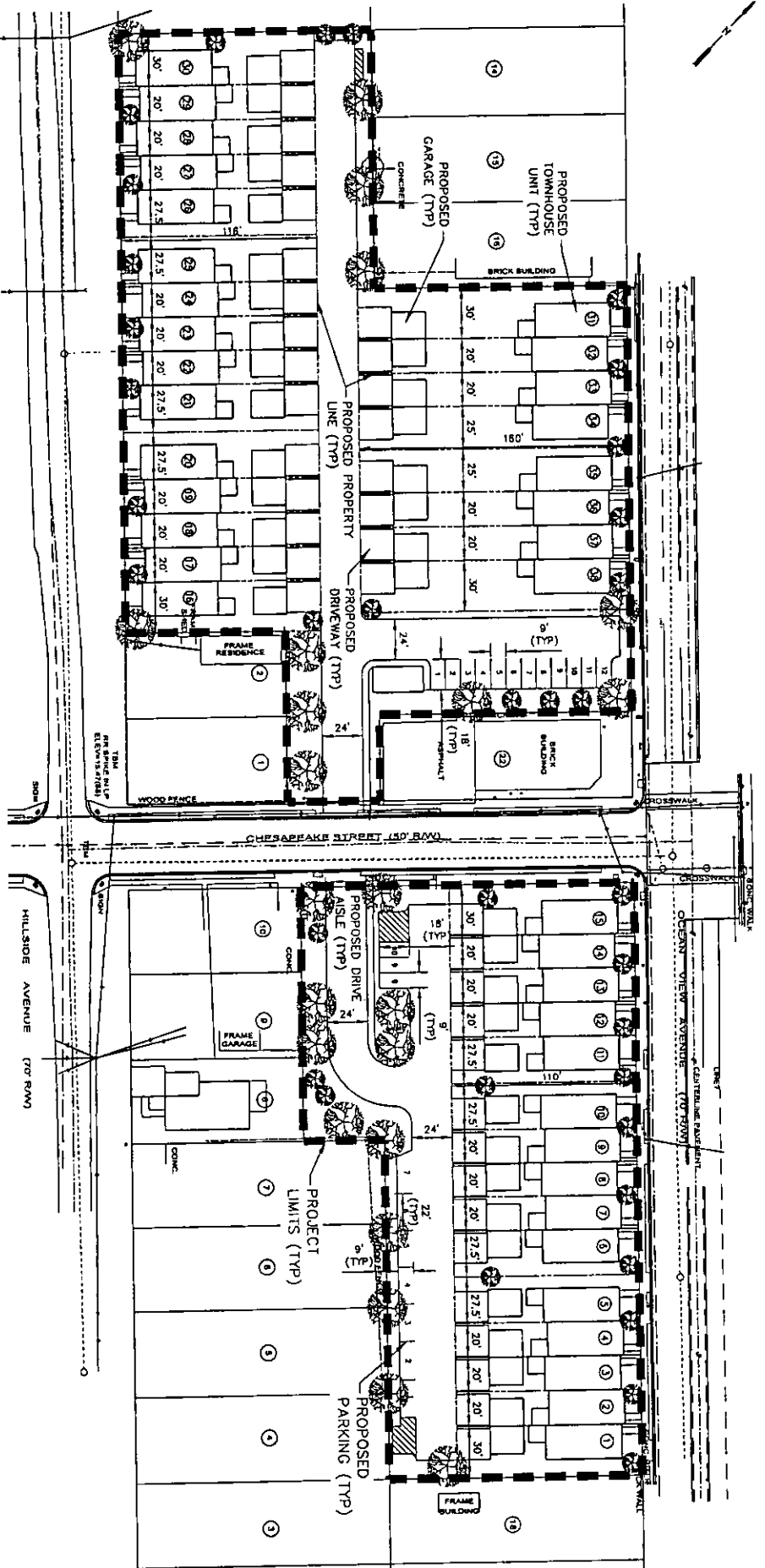
Adopted by Council June 23, 2015  
Effective June 23, 2015

TRUE COPY

TESTE:

\_\_\_\_\_  
R. BRECKENRIDGE DAUGHTREY, CITY CLERK

BY: \_\_\_\_\_  
DEPUTY CITY CLERK



2516 PINNEY BARK DRIVE,  
VIRGINIA BEACH, VA 23456

PHONE: (757) 493-3350  
LEBEAUCONSULT.COM

# PROPOSED CONDITIONS

for  
CAPTAIN'S LANDING, LLC

CONCEPTUAL SITE PLAN

VIRGINIA

DATE:	04/13/15	SCALE:	1" = 60'
DESIGNED:	T.L.	DRAWN:	CAD
PROJECT NO.:	0015-1401		
SHEET:	SK-2		